

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 070120

FEB 25 2007

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that KIMBALL BUILDING LLC / HE / WRIGHT RYAN CONSTRUCTION

has permission to Change of use, establish use, retail work, tenant fit-out

AT 490 CONGRESS ST PORTLAND, OR 97201 037 1002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Case

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Janie Bourke 2/25/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

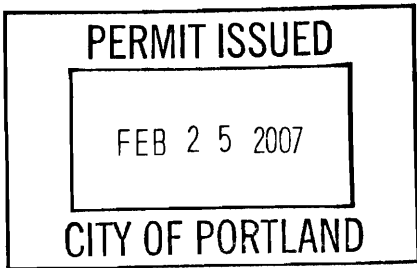
Permit No: 07-0120	Issue Date:	CBL: 037 1002001 101
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Location of Construction: 490 CONGRESS ST	Owner Name: KIMBALL BUILDING LLC THE	Owner Address: 490 CONGRESS ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial / empty space	Proposed Use: Commercial / empty space Change of use, establish use for retail w/ tenant fit-up - 1st floor	Permit Fee: \$345.00	Cost of Work: \$25,000.00	CEO District: 1
<p>23 Res. Condos above 1st floor with total of 4 commercial Condos</p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B IBC-2003	
Proposed Project Description: Change of use, establish use for retail w/ tenant fit-up - 1st floor Suite # 101		Signature: Cecilia Cruz	Signature: JMB 2/25/07	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: [Signature]			Date: 2/5/07	

Permit Taken By: dmartin	Date Applied For: 02/02/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: 2/5/07	Date:	Date:



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0120	Date Applied For: 02/02/2007	CBL: 037 I002101
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Location of Construction: 490 Congress St	Owner Name: KIMBALL BUILDING LLC THE	Owner Address: 490 CONGRESS ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / empty space Change of use, establish use for retail w/ tenant fit-up for furniture store- 1st floor	Proposed Project Description: Change of use, establish use for retail w/ tenant fit-up for furniture store on 1st floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/05/2007

Note: **Ok to Issue:**

- 1) This property shall remain a 23 residential condominiumw with 4 commercial condos building. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted for the first floor furniture store. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/25/2007

Note: **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) All penetratios through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 02/05/2007

Note: Architect will provide u/l listing for cieling assembly. **Ok to Issue:**
2-5-07

- 1) Ceiling assembly requires a 2 hr. Fire rating

OK to be one hr per Greg &
< 3000 SF JMB
IBC
Sprinklered



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: #490 CONGRESS ST., 1 ST FLOOR		
Total Square Footage of Proposed Structure FIT-OUT 2,400 SIF		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 037 Block# #1 Lot# 002101	Owner: Kimball Bldg LLC CHARLIE HEWITT	Telephone: 917-903-6889
Lessee/Buyer's Name (If Applicable) w/a	Applicant name, address & telephone: WRIGHT-RYAN CONSTRUCTION 10 DANFORTH ST., PORTLAND ME 773-3625	Cost Of Work: \$ 25,000 Fee: \$ 270 ⁰⁰ C of O Fee: \$ 75 ⁰⁰
Current Specific use: <u>EMPTY SPACE UNIT 101 1ST FLOOR</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>RETAIL - FURNITURE</u> <u>Original shell under permit # OS-0679</u> Project description: <u>FIT-OUT</u> OF EXISTING SPACE. ADDING NEW ADA BATHROOM, ELECTRICAL OUTLETS, LIGHTS, FIRE ALARM, BUILD NEW WALLS, <u>SPRINKLER MODIFICATIONS.</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION - 10 DANFORTH ST. 773-3625</u>		
Who should we contact when the permit is ready: <u>PETER HARBON e w/a</u> Mailing address: <u>10 DANFORTH ST. PORTLAND, ME 04101</u> Phone: <u>773-3625</u>		

\$345

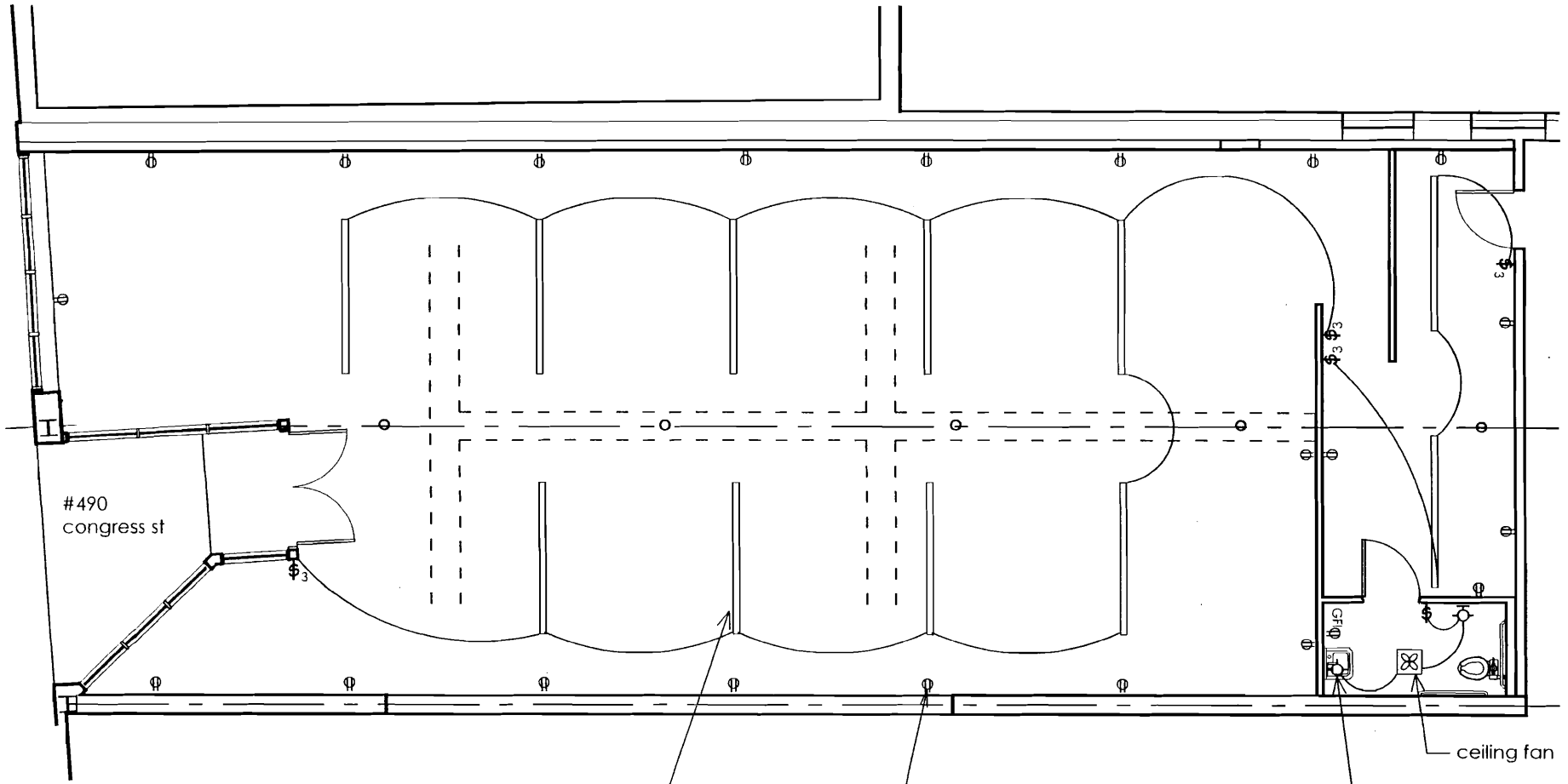
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>P.H.</u>	Date: <u>2-1-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

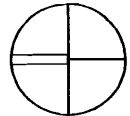


#490
congress st

8' industrial fluorescent strips, 2 lamps/fixture,
cable hung, provide metal cage
guard, typ. (or fixtures by owner)

recepticles spaced as per code, typ

ceiling fan
wall fixture



E-1.2.1

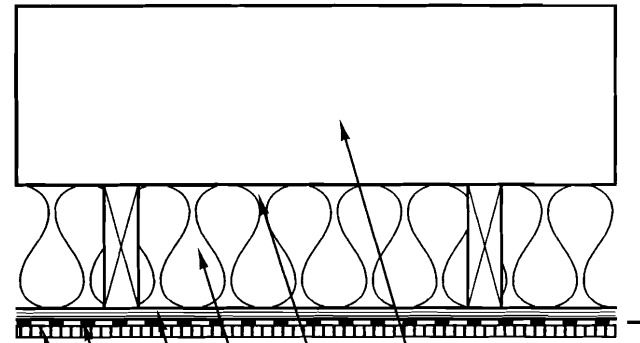
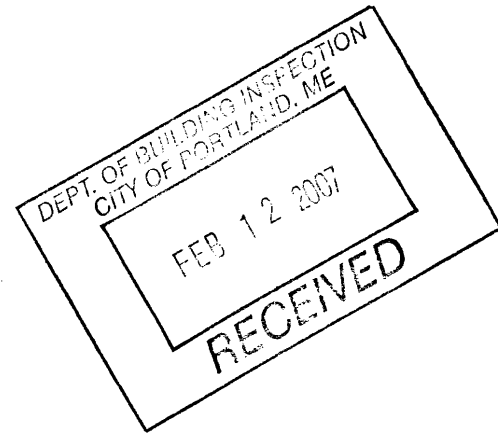
490 Congress Street
Portland, Maine

Kimball Block, LLC
Portland, Maine

James Sterling AIA
Architect
142 High Street
Portland, Maine

COMMERCIAL SPACE 101
electrical

scale: 1/8" = 1'-0"
date: 24 January 2007



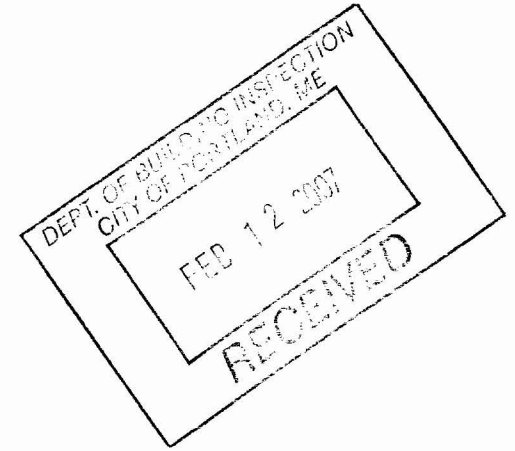
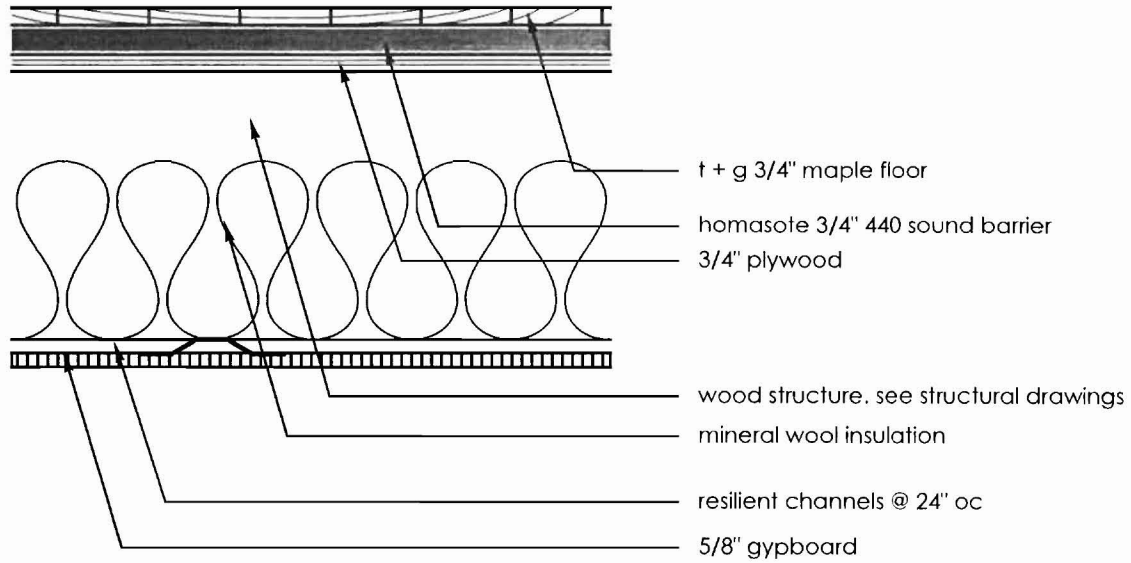
- existing brick exterior wall
- 6" batt insulation foil faced, vapour barrier - exterior wall only
- 2 x 6 wood stud @ 16 oc
- 1/2" plywood. for position in wall construction see structural drawings
- 6 mil vapor barrier, all seams taped
- 1/2" gwb

3

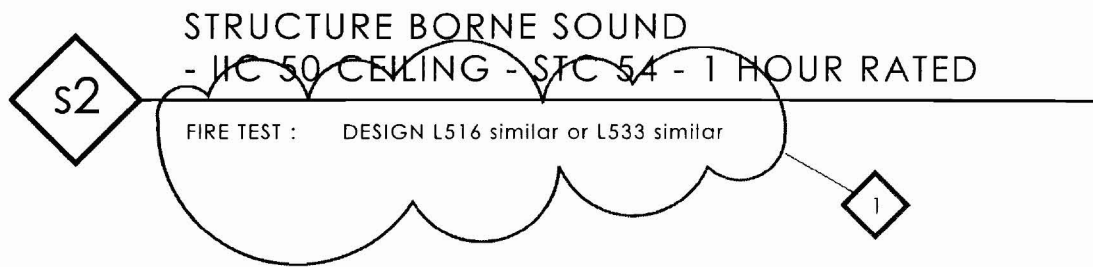
EXTERIOR MASONRY WALL

wall separating commercial 101 and donna's building

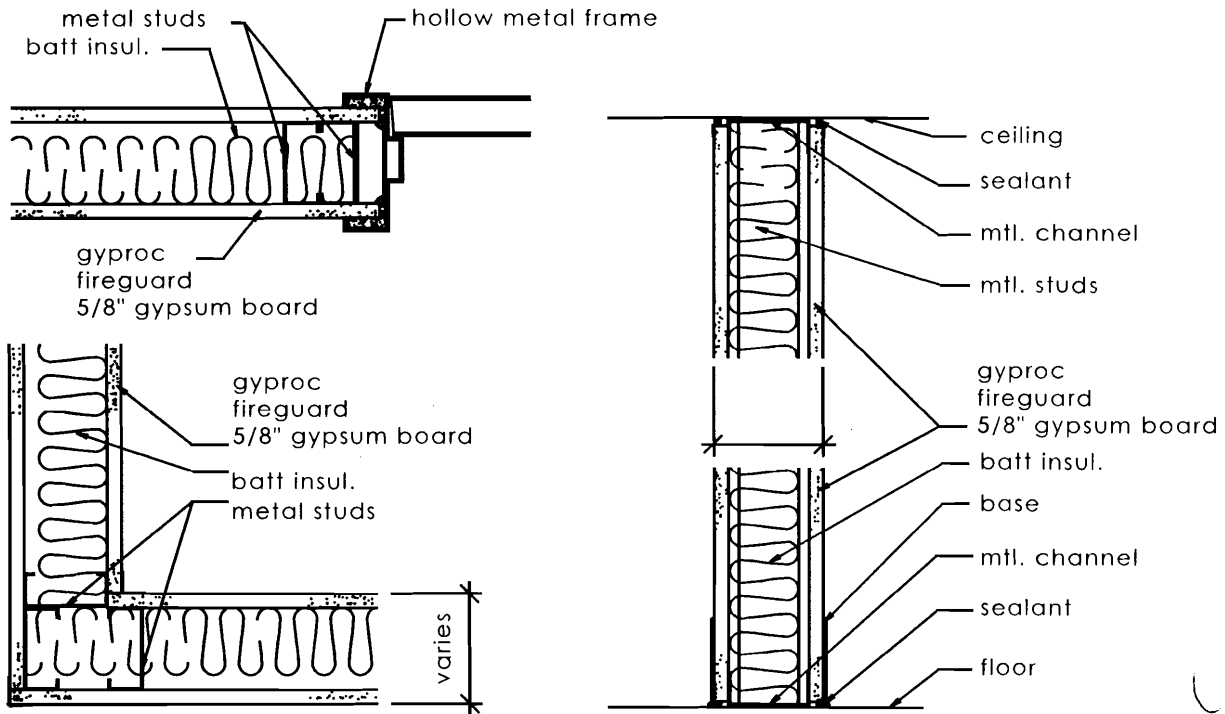
790 Congers



490 Congress



separating commercial 101 ceiling units above



490 Conguss

f1

1 HOUR RATED METAL PARTITION

FIRE TEST : DESIGN U425
 STC : 44 - 44
 SOUND TEST : NGC 2385

3 5/8" and 6" metal stud noted on drawings
 2 x 6 wood studs noted on drawings

1

walls separating commercial 101 from other building spaces

This data is provided by the Assessor's Office and is current as of **December 30, 2006** Fees

CBL	037 1002101	Acct No	0	Property Address	490 CONGRESS ST	View	
Owner Name 1	THE KIMBALL BUILDING LLC			Property Type	COMMERCIAL	Dist#: 1	View
Name 2				Description	37-I-2	View	
Mailing Address	2 PORTLAND FISH PIER STE 302				BRWON ST 15	View	
City, State, Zip	PORTLAND	ME	04101		CONGRESS ST 490-494	View	
					KIMBALL COURT CONDO # 101	View	

Prop Info | Inspections | Site Plans | Permits | Complaints | Food/Water Cmpl. | Documents | Letters | Pro

Land Use	COMMERCIAL CONDOS	Nbr of Units	26	Click Here to View:
Zone	B3	Neighborhood		
District	CENTRAL BUSINESS DISTRIC	Historic District	No	